

Medical Building

12345 West Bend Drive St. Louis, Missouri 63128

# 1,650 - 4,730 RSF Office Space Available

## **Property Highlights**

- Surgery Center on-site
- Covered parking available
- Less than 1 mile from the new Mercy Hospital South
- Immediate access to I-270
- Surrounded by several amenities
- 4/1,000 rsf parking ratio
- Lease Rate: \$30.00/RSF, Full Service

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Mercy

# CUSHMAN & WAKEFIELD

#### FOR LEASE

12345 West Bend Drive St. Louis, Missouri 63128



### Suite Availability

Suite	RSF	Availability
1021	1,650	Available
1051	2,600	Available
302 <sup>2</sup>	2,068	Available
303 <sup>2</sup>	2,662	Available

<sup>1</sup> Contiguous = 4,250 SF

<sup>2</sup> Contiguous = 4,730 SF

#### Suite 303 - 2,662 RSF Suite 302 - 2,068 RSF 1 DR. OFF STAFF 316 VCTυĖΓ 0.15 48 191-11<u>1</u>11 1.01 DR OFFICE ĝ DR OFFICE 3.6 FR 34-8 0 EXAI 314 も見 -<sup>4</sup> 4 EXAN . . . -h 33) CLOSET PROC [312] 5 EX4 (315) 3 364 TOI EXAM 311 8.-0" 45 ð 262 TO| |310| D -48 CP F-D 60 II 5 24 8 -6; 42 303 CLOSET 40 CLO 263 (F) PP (D) Ì HALL [3Ø3] EX EXAM® 1 EXAM -0 100 PROC. 36-0 Œ ÷. -5 306 47 0'-0" 숙 1254-4 <u>ē</u>. P.A. .0 .0 306 10-10 -2 603 - 13 ADHIN Set to P STAFF 358 CHECK-OUT SAMF 304 ÷ OFF. MGR 302 19 19 11 STAIRS (**1**0) Q ė. 14 (303) UATING STOR 48 41-11-51 лĝ 5.58 4'-28 à NSUR (253) 8.-10<sup>2</sup> (302) 101. 1993 4 WAITING 48 12.18 ĩ 4 -8 v:er ē.i KEOP. 301 6 \$ 5'.5g 5'~3§" 8'-92 48 $4^{-}_{2}$ 1.2 -(30) 36-3 4 19 5 · OZ 1-74 47 0 6'-0" 10-10 19.1

#### Suite 302/303 - 4,730 RSF